

**Collaborator No.:** 3595128  
**Reference / Verwysing:** Erf 99, George  
**Date / Datum:** 18 July 2025  
**Enquiries / Navrae:** Marisa Arries

**Email:** [planning@delplan.co.za](mailto:planning@delplan.co.za)

DELPLAN  
P O Box 9956  
**GEORGE**  
6530

**APPLICATION FOR SUBDIVISION: REMAINDER ERF 99, 13 MYRTLE ROAD,  
HEATHERLANDS, GEORGE**

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 of Erf 99, George into a Portion A ( $\pm 1359\text{m}^2$ ) and a Remainder ( $\pm 1521\text{m}^2$ );

**BE APPROVED** in terms of Section 60 of said Planning By-Law for the following reasons:

**REASONS:**

- The proposed subdivision proposal does not conflict with the surrounding residential and streetscape character of the area.
- The proposed subdivision will not have an adverse impact on the surrounding environment, natural environment or neighbouring properties rights or amenities.
- The proposed subdivision promotes a sensible form of residential densification within the limited urban edge of George.
- The proposed subdivision is compatible with the spatial planning objectives of the area.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

**CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

- That in terms of the Land Use Planning By-law for the George Municipality, 2023, the Subdivision approval shall lapse if not implemented within five (5) years from the date it comes into operation.
- This approval shall be taken to cover only the subdivision application as applied for and indicated on subdivision plan, plan no. SUB1 dated January 2025 drawn by Delpan consulting, attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
- All structures erected over the common boundary lines between the subdivided portions as well as the structures on the Remainder that do not comply with the provisions of the George Integrated Zoning Scheme, 2023 must be demolished prior to the transfer of any portion.
- The subdivision approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.

**Notes:**

- As built building plans/layout plan must be submitted in accordance with the National Building Regulations (NBR) for Portion A for record purposes to indicate the new property boundaries and building lines prior to the transfer of this Portion.
- The approved Surveyor General diagram must be submitted to the Directorate: Planning and Development for record purposes prior to the transfer of Portion A.
- The required demolition permits must be obtained from the Directorate: Planning and Development prior to the demolition of any structure.
- Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.
- No trees in the road reserve may be removed before the approval of the relevant Authorities.
- Provision for the removal of solid waste are to be addressed in conjunction with the Directorate: Community Services.
- The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- Proof that separate services connections (electricity, water and sewer) have been provided to the subdivided portions must be provided before transfers may be granted.
- The DC calculations below are based on the information available to the Engineering Departments at the time of approval. The owner is advised to engage with said Departments prior to the transfer of Portion A to obtain a final calculation.
- If it is the owner's intention to retain Portion A and sell the Remainder, he/she should request an amendment of the decision as the Remainder cannot be transferred prior to Portion A being transferred.

**CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES**

5. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 10/03/2025, must be adhered to.

**Note:**

*As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:*

*The amounts of the development contributions are reflected on the attached calculation sheet dated 10/03/2025 and are as follows:*

*Roads: R 12 619.60*

*Sewer: R 17 531.00*

*Water: R 25 163.70*

***Total: R 55 314.30 (Excluding VAT)***

*The total amount of the development charges of R 55 314.30 (Excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.*

*Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.*

**CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES**

6. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 7/03/2025, must be adhered to.

*Note:*

*As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:*

*The amounts of the development contributions are reflected on the attached calculation sheet dated 07/03/2025 and are as follows:*

**Electricity: R 46 089.33 (VAT Excluded)**

*The total amount of the development charges of R 46 089.33 Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.*

*Any amendments or additions to the proposed development, which is not contained within the calculation sheet attached, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or 08 AUGUST 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



**C. PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Erf 7163, George( permanent departure\_approval)\longhouse design studio.docx

**KOPIEREG:**  
This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

Die kopieërs van hierdie tekening behoort aan DELplan Stads- & Streekeplaning. Meette dan van afsettings, maar verhoes na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.


**PROJECT:**  
Proposed subdivision  
for Vitalvet Commercial (Pty) Ltd

**DESCRIPTION:**  
Erf 99, Myrtle Road, George

**TITLE:**  
Subdivision plan


**NOTES:**  
Subdivision of Erf 99, into;  
Portion A: 1359m<sup>2</sup> and a  
Remainder: 1521m<sup>2</sup>

A3 Scale:



1:500

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[www.delplan.co.za](http://www.delplan.co.za)

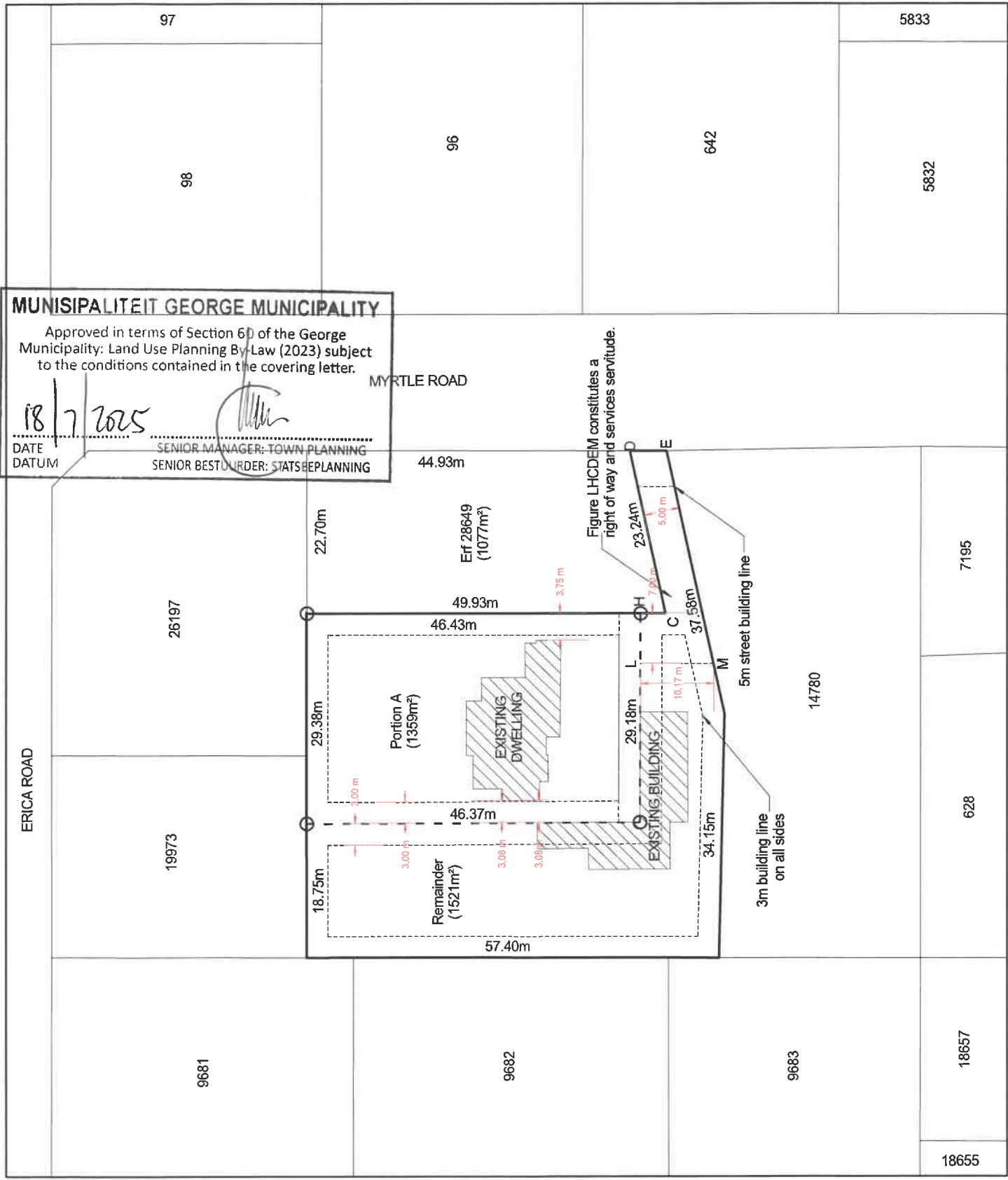
  
**DELPLAN**  
CONSULTING

DESIGNED: DV  
DRAWN: GTEKEN: MV

FILE PATH: 1407/GEORGIA/TW5KV  
PLAN NO: SUB1

DATE: JANUARY 2025

PLAN NAME: ANNEXURE





GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2024/06/10
For Internal information use only (Not to publish)		



Erf Number \* 99  
 Allotment area \* George  
 Elec DCs Area/Region \* George Network  
 Elec Link Network \* LV  
 Elec Development Type \* Normal  
 Developer/Owner \* Vitalvet  
 Erf Size (ha) \* 0,3  
 Date (YYYY/MM/DD) \* 07 03 2025  
 Current Financial Year 2024/2025  
 Collaborator Application Reference 3295128

Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)



Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 07/03/2025 and are as follows: Electricity: R 46 089,33 Excluding VAT
3	The total amount of the development charges of R46 089, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R46 089, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area) , position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Any, and all, costs directly related to the development remain the developers' responsibility.
10	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
11	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
12	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
13	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
14	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
15	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
16	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
17	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
18	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
19	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
20	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
21	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.

22	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
23	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
<b>Electro Technical</b>	
24	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
25	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
26	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
27	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
28	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
29	Installation of ripple relays are compulsory for all geysers with electrical elements.
30	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.




Singed on behalf of Dept: ETS

07 Mar 25

Development Charges Calculator				Version 1.00		2024/06/10	
 <div style="float: right; text-align: right;"> Erf Number: 99  Allotment area: George  Elec DCs Area/Region: George Network  Elec Link Network: LV  Elec Development Type: Normal  Developer/Owner: Vitalvet  Erf Size (ha): 0,3  Date (YYYY/MM/DD): 2025-03-07  Current Financial Year: 2024/2025  Collaborator Application Reference: 3295128 </div>							
Code		Land Use		Unit			
				Total Existing Right		Total New Right	
				Units		Units	
RESIDENTIAL							
Single Res > 1000m² Erf (Upmarket)				unit		2	
OTHERS				kVA		kVA	
Is the development located within Public Transport (PT1) zone?				Please select		Yes	
<b>Calculation of bulk engineering services component of Development Charge</b>							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	5,78	11,56	R 7 974,49	R 46 089,33	R 6 913,40	R 53 002,72
Total bulk engineering services component of Development Charge payable					R 46 089,33	R 6 913,40	R 53 002,72
<b>Link engineering services component of Development Charge</b> <b>Total Development Charge Payable</b>							
City of George Calculated (ETS):  Signature : _____ Date : March 7, 2025							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	30100523 021336	R 53 002,72
		R 53 002,72

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	99	
	Allotment area *	George	
	Water & Sewer System *	George System	
	Road network *	George	
	Developer/Owner *	VITALVET COMMERCIAL PROPERTY (PTY) LTD	
	Erf Size (ha) *	2 880,00	
	Date (YYYY/MM/DD) *	2025-03-10	
	Current Financial Year	2024/2025	
	Collaborator Application Reference	3595128	

Application: Subdivision

Service applicable	Description
Roads	Service available, access via Myrtle Road (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

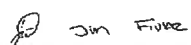
Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
  - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 10/03/2025 and are as follows:

Roads:	R	12 619,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	17 531,00	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	25 163,70	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	55 314,30	Total Excluding VAT
  - 3 The total amount of the development charges of R55 314,30 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
  - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R55 314,30 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
  - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
  - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
  - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
  - 9 Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
  - 10 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)



- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 14 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 15 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 16 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 17 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 18 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 19 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 20 Municipal water is provided for potable use only. No irrigation water will be provided.
- 21 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 22 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 23 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 24 Maintenance and/or upgrading of all private / servitude roads are the responsibility of all the owners who make use thereof.
- 25 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 26 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 27 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 28 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 29 A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 7 applies.
- 30 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 31 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 32 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 33 Site access to conform to the George Integrated Zoning Scheme 2023.

  
Signed on behalf of Dept: CES

10 Mar 25



GM 2023  
Development  
Charges policyGM 2023  
Integrated Zoning  
Scheme By-lawGM 2024/25  
TariffsCivil Engineering  
ServiceElectro-Technical  
Service

Erf Number \* 99

Allotment area \* George

Water &amp; Sewer System \* George System

Road network \*

Developer/Owner \* George

VITALVET COMMERCIAL PROPERTY (PTY) LTD

Erf Size (ha) \*

2 880.00

Date (YYYY/MM/DD) \*

2025-03-10

Current Financial Year

2024/2025

Collaborator Application Reference

3595128

Total New Right

Code	Land Use	Unit	Total Existing Right	Units	Total New Right
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RESIDENTIAL					
	Residential housing (1 000-1 500m²) Erf	Unit			1
	Residential housing (1 500-2 000m²) Erf	Unit			1
	Residential housing (>2 000m²) Erf	Unit	1		

Is the development located within Public Transport (PTI) zone?

Please select  
Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	3,80	R 3 154,90	R 11 988,62	R 1 798,29	R 13 786,91
	trips/day	0,20	R 3 154,90	R 630,98	R 94,65	R 725,63
	kJ/day	0,39	R 44 760,00	R 17 531,00	R 2 629,65	R 20 160,65
	kJ/day	0,56	R 45 340,00	R 25 163,70	R 3 774,56	R 28 938,26
Total bulk engineering services component of Development Charge payable				R 55 314,30	R 8 297,15	R 63 611,45
Link engineering services component of Development Charge				Total Development Charge Payable		

City of George

Calculated (CES):

JM Fivaz

Signature :

Date : March 10, 2025

NOTES :

1. In relation to the increase pursuant to section 66(5)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
2. Please note the calculation above only surfs as a pro-forma calculation. Once confirmation of the calculation is revised can a VAT Invoice be requested from the Municipal Financial department. In this regard you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 13 786,91
Public Transport	20220703048977	R 725,63
Sewerage	20220703048978	R 20 160,65
Water	20220703048981	R 28 938,26
		R 63 611,45